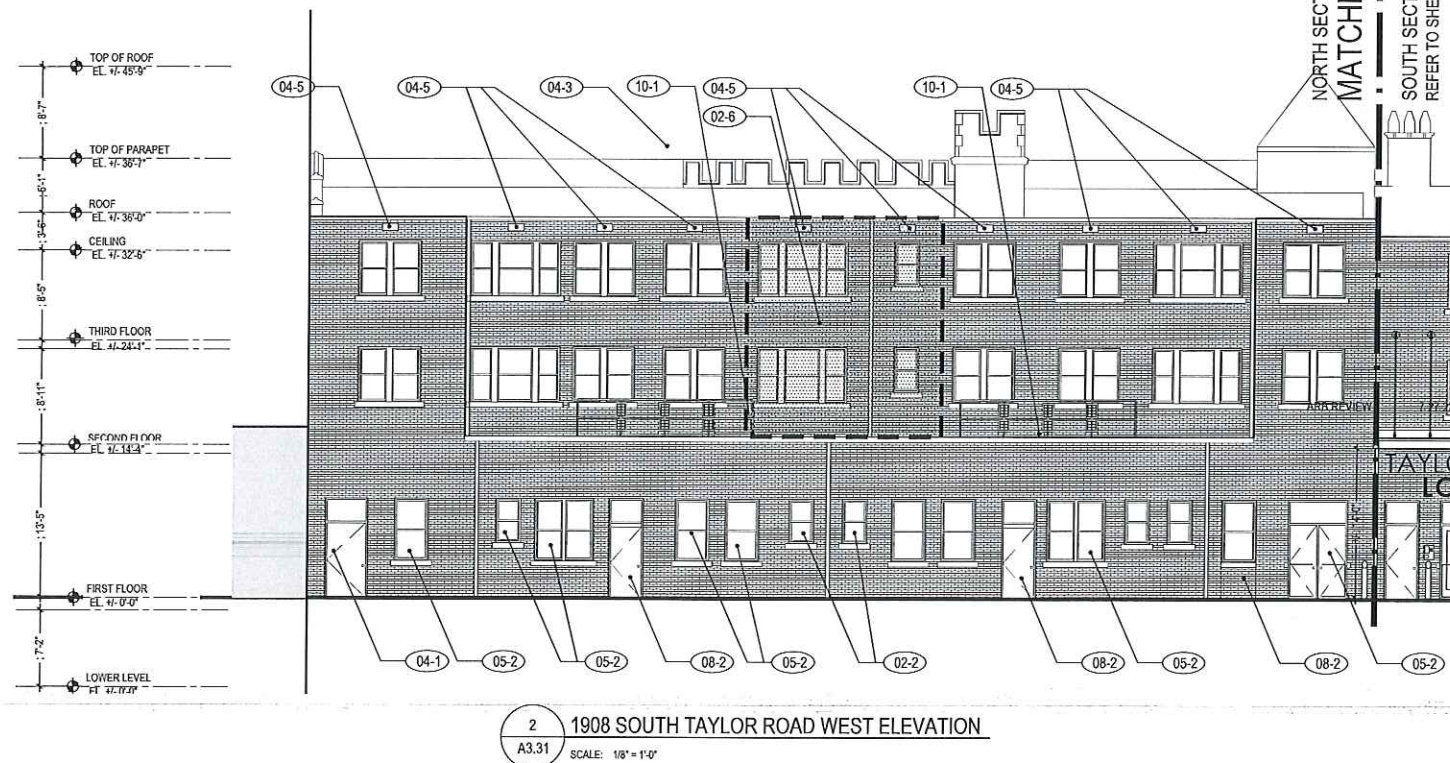


Conditional Use Permit Application Narrative
Taylor Tudor Plaza Redevelopment
Cain Park Village
28 July 2022

Historic preservation project of the three Taylor Tudor Plaza buildings to include complete building rehab/renovation as per the Secretary of Interior's Standards for Historic Preservation (project is seeking state and federal historic preservation tax credits, submitting in Round 29). Scope of work to included new windows throughout, new storefront systems, new building mechanicals, new skylights, addition of elevator within existing footprint of building, live-work spaces in limited number of existing retail spaces, new roof for each building, new stair at South building, enclosure of stair at North building (stair at property line). With respect to the conditional use permit, we seek approval in order to create a limited number of live-work spaces in the existing ground floor commercial space of the northernmost building (1908 South Taylor Road). As shown in the drawings submitted, the live-work spaces will include a modest area for commercial activity which is isolated at the front of the space. The occupant's 'living space' is located immediately to the rear of 'commercial' space and extends to the back of the unit.





GENERAL NOTES

- G1 DRAWINGS ARE PRELIMINARY AND BASED ON AVAILABLE 3D SCANS
- G2 REFER TO ACCOMPANYING BASIS OF DESIGN (B.O.D.) DOCUMENT FOR ADDITIONAL DESCRIPTIONS OF SCOPE AND REQUIREMENTS. INTENT IS TO PERFORM COMPREHENSIVE PROJECTS AS REQUIRED FOR A COMPLETE PROJECT
- G3 REPAIR OR REPLACE BROKEN SLATE AS NEEDED ON ROOF
- G4 REPAIR OR REPLACE BROKEN CLAY TILES AS NEEDED ON ROOF
- G5 REPLACE EXTERIOR COPPER FLASHINGS THROUGHOUT IN COORDINATION WITH ROOFING AND EXTERIOR REHABILITATION WORK
- G6 REMOVE AND REPLACE WITH REPLICA GUTTERS, DOWNSPOUTS, AND ACCESSORIES
- G7 EXISTING EXTERIOR MASONRY AND STONE TRIM SHALL BE RESTORED AND CLEANED THROUGHOUT IN ACCORDANCE WITH THE US SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. REFER TO BASIS OF DESIGN DOCUMENT FOR SCOPE INCLUDING REPAIR/REPLACEMENT OF DAMAGED MASONRY, LINTEL REPAIR AND REPLACEMENT, REBUILDING OF DETERIORATED PARAPETS AND CHIMNEYS, TUCKPOINTING, AND CLEANING
- G8 EXISTING TUDOR TIMBERS AND STUCCO ELEMENTS SHALL BE RESTORED AND CLEANED THROUGHOUT
- G9 WINDOWS ARE NOT ORIGINAL UNLESS NOTED OTHERWISE, AND SHALL BE REMOVED AND REPLACED THROUGHOUT WITH NEW ALUMINUM DOUBLE-HUNG UNITS TO REPLICATE ORIGINAL HISTORIC PROPORTIONS AND PROFILES AS SHOWN. REFER TO BASIS OF DESIGN DOCUMENT FOR ADDITIONAL SCOPE

KEY NOTES

- 03-1 NEW CONCRETE BOLLARDS
- 04-1 REMOVE EXISTING EXTERIOR STAIRS, CONSTRUCTION NOT ORIGINAL. REBUILD TO MATCH ORIGINAL CONFIGURATION, NEW STAIR TO BE METAL WITH POURED CONCRETE TREADS
- 04-2 REPLACE TERRA COTTA CHIMNEY POT
- 04-3 REBUILD / TUCKPOINT EXISTING CHIMNEY AS REQUIRED TO RETURN TO ORIGINAL, WEATHERTIGHT, AND STABLE CONDITION, INSTALL WEATHERPROOF CAP
- 04-4 REUSE TERRA COTTA COPING AT PERIMETER PARAPET WALL
- 04-5 REPAIR EXISTING MASONRY VENTS, REPLACE WITH NEW INSECT SCREEN
- 04-6 EXISTING MASONRY TO BE REMOVED AND REBUILT
- 04-7 NEW BRICK MASONRY OVER CMU AT EGRESS STAIR SHAFT
- 04-8 REMOVE MASONRY TO LOWER EXISTING WINDOW SILL FOR NEW WINDOW OR DOOR OPENING
- 05-1 EXISTING COPPER METAL ROOF TO REMAIN
- 05-2 NEW PREFINISHED ALUMINUM COPING AT EXISTING NON-PERIMETER, LOW ROOF WALLS
- 05-3 EXISTING METAL SECURITY BARS TO BE REMOVED
- 05-4 REPAIR AND ENCLOSE EXISTING METAL EGRESS STAIR WITH METAL PANELING
- 07-1 EXISTING SLATE ROOF TO REMAIN
- 07-2 EXISTING CLAY TILE ROOF TO REMAIN
- 08-1 NEW THERMALLY-BROKEN ALUMINUM STOREFRONT
- 08-2 NEW THERMALLY-BROKEN ALUMINUM ENTRANCE DOORS
- 08-3 NEW PAINTED HOLLOW METAL DOOR AND FRAME
- 08-4 NEW THERMALLY-BROKEN ALUMINUM REPLACEMENT WINDOWS
- 08-5 EXISTING OPERABLE SCREEN WINDOW SASH
- 10-1 EXISTING FABRIC AWNING TO BE REMOVED
- 10-2 NEW REAR ENTRANCE CANOPY WITH STEEL SUPPORTS
- 10-3 NEW BUILDING IDENTIFICATION SIGNAGE. SEE DETAIL 4/A3.23
- 15-1 EXISTING ROOF TOP AIR HANDLERS TO BE REMOVED
- 15-2 NEW ROOF TOP AIR HANDLERS
- 16-7 EXISTING UTILITY FIXTURES ON REAR ELEVATION TO BE REMOVED

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**TAYLOR
TUDORS**
1908, 1912, 1932
SOUTH TAYLOR ROAD,
CLEVELAND HEIGHTS,
OHIO

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF RDL ARCHITECTS. NO PART OF THIS PROJECT OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DESIGNED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE REPRODUCED, COPIED, DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE DESIGN OR CONSTRUCTION OF ANY PART OF THE PROJECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

△	ARB REVIEW	7-27-22
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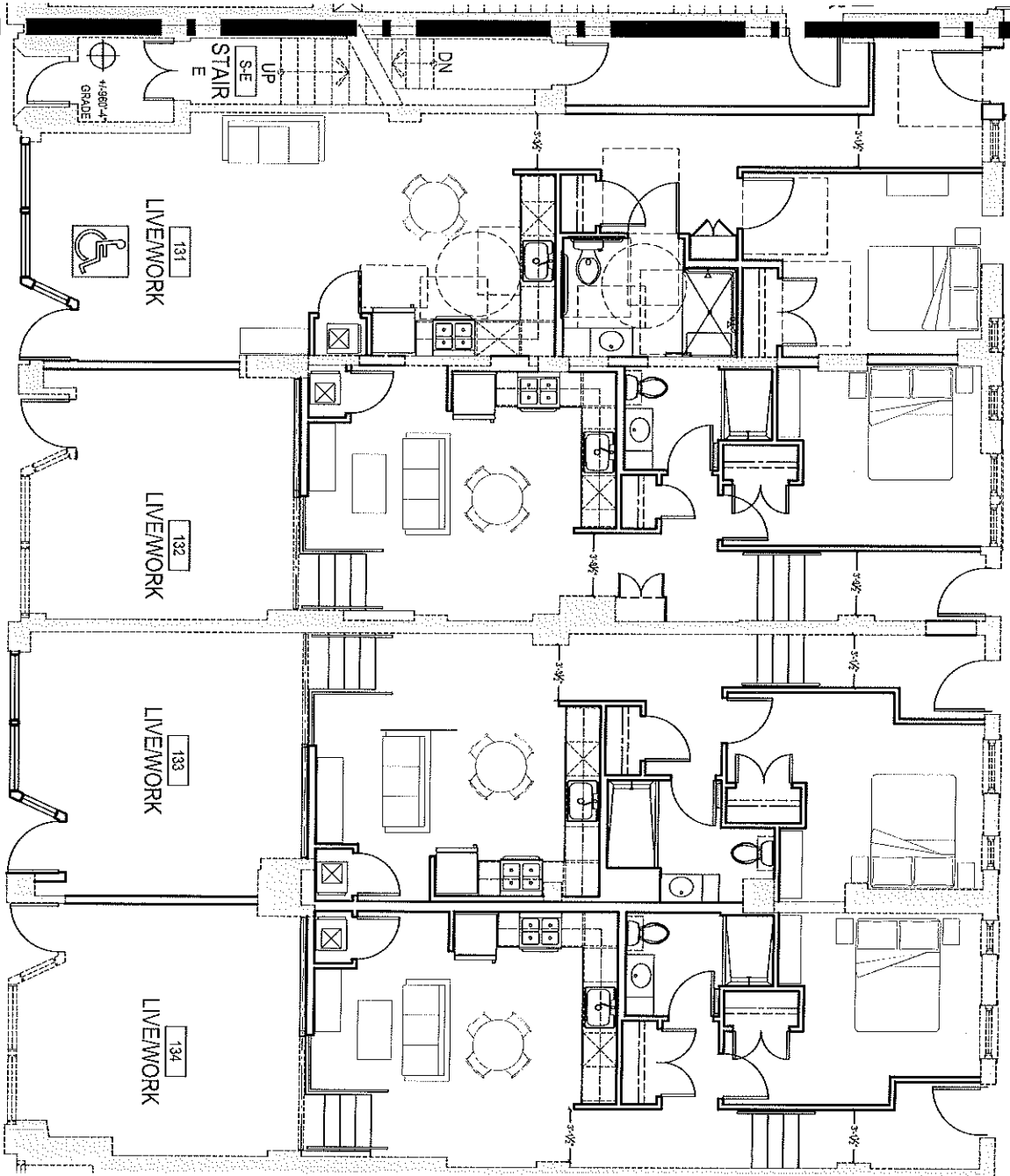
1908 SOUTH TAYLOR ROAD
NORTH
ELEVATION

1/8" = 1'-0"

PROJECT # 22011
DRAWN BY
CHECKED BY
FILE NAME
PLOT DATE 5/26/2022
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A3.31

1900-1910 S. TAYLOR
REFER TO SHEET A1.21



1908 EXISTING
RESIDENT ENTRY

1 1900-1910 S. TAYLOR - FIRST FLOOR
A1.31 SCALE: 1/8" = 1'-0"